

ORDINANCE NO. 20100624-114

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO PROPERTY LOCATED AT 4020 AIRPORT BOULEVARD IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district and rezone property located at 4020 Airport Boulevard, also known as Tract 3 (the "Property") described in Zoning Case No. C14-2009-0102 (Part), on file at the Planning and Development Review Department, as shown on in the tract map attached as Exhibit "A" (*Upper Boggy Creek Neighborhood Planning Area*), locally known as the Upper Boggy Creek neighborhood planning area, bounded by IH-35, 26th Street and Comal Street on the west, Airport Boulevard on the north and east, and Martin Luther King, Jr. Boulevard, Cedar Boulevard, Rogers Boulevard, Walnut Boulevard and Manor Road on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 2. The zoning district for the Property is changed from limited office-neighborhood plan (LO-NP) combining district to limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	City of Austin Address	Zoning From	Zoning To
3	209485	4020 AIRPORT BLVD	LO-NP	LO-V-NP
	209501	ABS 346 SUR 9 HAWKINS T ACR .05		

PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.
- B. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- C. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- D. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

PART 4. This ordinance takes effect on July 5, 2010.

PASSED AND APPROVED

June 24, 2010

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M. Metz for

Lee Leffingwell
Mayor

APPROVED:

Karen M. Kennard

Karen M. Kennard
Acting City Attorney

ATTEST:

Shirley A. Gentry

Shirley A. Gentry
City Clerk

Legend

Core Transit Corridors

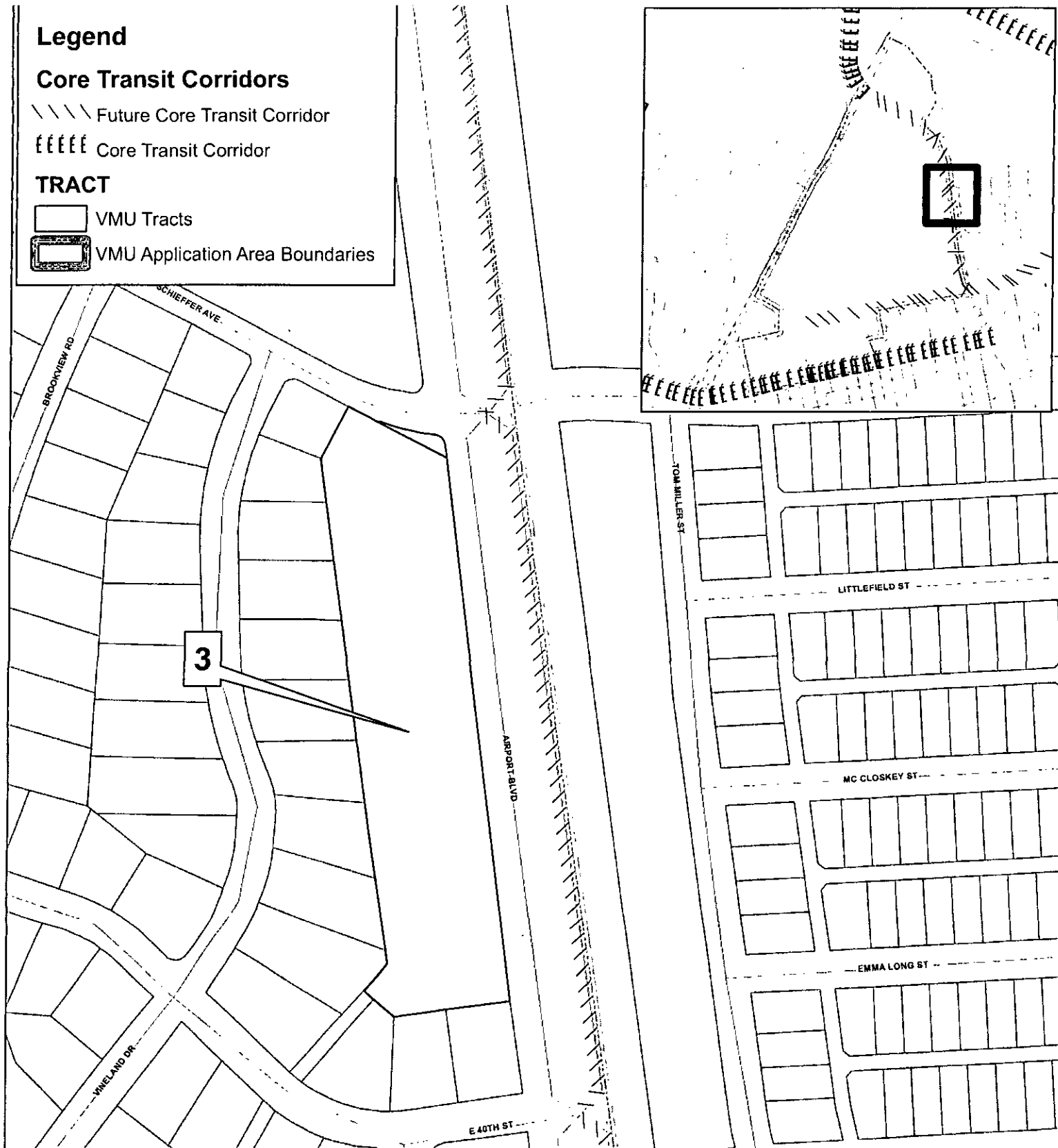
\\ \\ \\ Future Core Transit Corridor

EEEEEE Core Transit Corridor

TRACT

VMU Tracts

VMU Application Area Boundaries



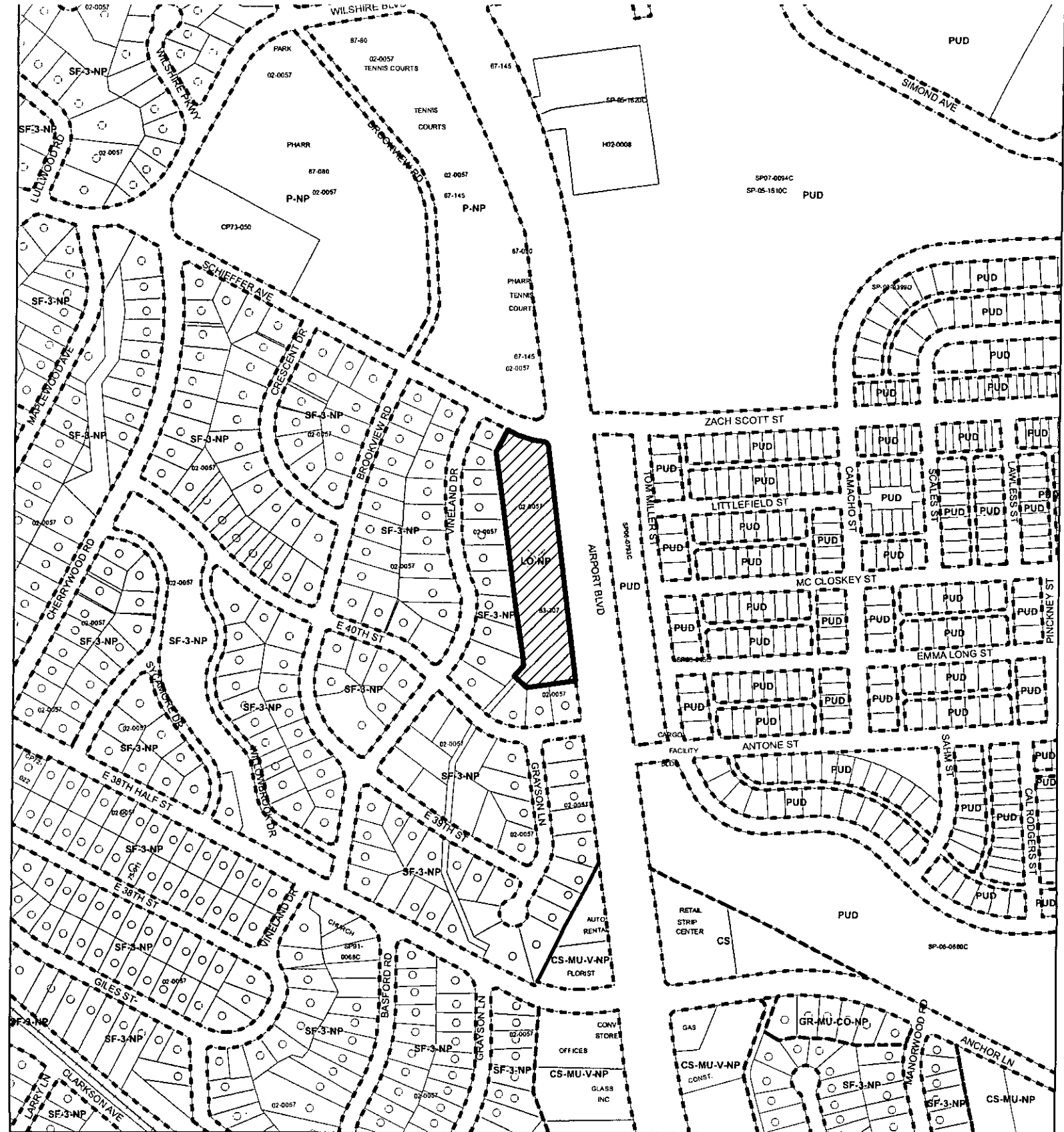
Upper Boggy Creek Neighborhood Planning Area Vertical Mixed Use (VMU) Opt-In/Opt-Out Process Tract Map, C14-2009-0102(PART) *EXHIBIT A*

0 75 150 300 Feet

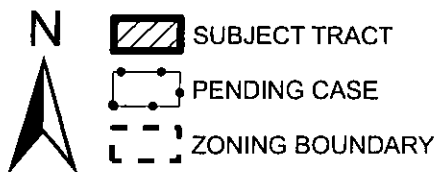


Produced by City of Austin
Planning & Development Review Dept.
May 17, 2010

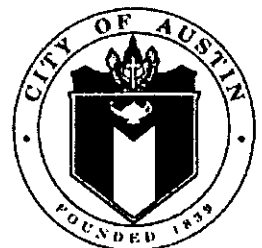
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ZONING EXHIBIT B



ZONING CASE#: C14-2009-0102(PART)
 LOCATION: 4020 AIRPORT BLVD
 SUBJECT AREA: 2.90 ACRES
 GRID: L24
 MANAGER: J. BROWNING



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.